



Hackney Homes Ltd

ITEM: 4a

PART A Minutes of Board of Directors, held at Christopher Addison House, 72 Wilton Way, Hackney E8 1BJ

On 30th April 2007 at 6.00pm

Present	<p>Board Members</p> <p>David Curley (Chair) Alice Burke Sandra Hall Samantha Lloyd Rupert Tyson Audrey Villas Karen Alcock Sharon Patrick Marie Photiou David Larkin Brian Marsh Andrew Potter</p>	<p>Officers</p> <p>Steve Tucker Neil Isaac Susmita Noonan Gary Penticost</p> <p>Observers</p> <p>Stephen Tate – Hackney Council Nimisha Patel – Hackney Council Vernon Joynson – Hackney Council Steve Gittens – Hackney Council Mr JB Brown – Resident Mr E Agius – Resident</p> <p>Cheryl Ramsay (Governance Team - minutes) Kweku Quagraine (Governance Team)</p>
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Item	Part A – Open to the Public	Action	Date
1. Welcome / Apologies / Information Introductions	Apologies were received from Afolasade Bright, Linda Kelly and Asim Bhattacharyya.		
2. Declarations of Interest	None.		
3. Questions received from the public	None.		

<p>4 a). Minutes of 26th March 2007 (Part A) and matters arising</p> <p>4 b). Rolling Decision register</p>	<p>Agreed subject to amendments submitted by Susmita Noonan and Gary Penticost.</p> <p>Noted.</p> <p><u>Item 8 Value For Money Programme 2007/08</u></p> <p>Neil Isaac confirmed that the Value For Money Plan needed review and would be submitted to members of the Audit and Finance Committee their for consideration and comment.</p>		
<p>5. Chief Executive's Monthly Report</p>	<p>The Board noted the report.</p> <p>Steve Tucker highlighted the following items contained in his report:</p> <ul style="list-style-type: none"> • Audit Commission Inspection Report (Item 3.1 Background). Steve Tucker confirmed that the Audit Commission's draft report, expected 30th April 2007, was delayed and would be submitted to Hackney Homes at the end of next week; • Performance Monitoring (Item 4) – the results that were particularly positive were; rent arrears, empty property re – let times, average time to complete repairs, urgent repairs, gas servicing, estate cleaning and grounds maintenance, repairs contact centre, leasehold services and Decent Homes; • Business Plan Development (Item 5) (including Steve Tucker's Review of Customer Services Improvement Committee presentation); 		



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	<ul style="list-style-type: none"> • Repairs Policy Review (Item 6) (the Repairs Policy Pack was available on the Hackney Homes website and Repairs Survey documents could be completed on – line); • Woodberry Down (Item 7); • Hackney Homes Reporting to Council Document – Forward Plan dated 1st May 2007 to 31st August 2007 (Item 8). <p>Steve Tucker confirmed that the following performance concerns were being addressed and would be reviewed by senior management:</p> <ul style="list-style-type: none"> • Complaints – the aim is to achieve 95% of responses within target; • Undisputed invoice payments – target is 95%; • Sickness – aim is to resolve long term sickness cases and reduce short term sick through managerial intervention; • Telephone Performance – at the next Board Meeting Members will receive a progress report on the Telephone Improvement Project. <p>The Board instructed senior management to actively monitor each issue of concern and take appropriate managerial action where necessary.</p>	<p>ST / SN / NI / GP</p>	
<p>6. Decent Homes Programme – Progress Report</p>	<p>The Board noted the report.</p> <p>Gary Penticost confirmed that:</p> <ul style="list-style-type: none"> • The Decent Homes Programme of £45 million pounds had been fully expended; • The Decent Homes accounts were due to be closed in May 2007; • Hackney Council had indicated that the 2007/08 budget would probably be in the 		



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	<p>region of £18.2 million pounds;</p> <ul style="list-style-type: none"> • There was currently £9 million pounds worth of Decent Homes work being carried out (£2 million pounds per neighbourhood); • The report contained in the Part A Agenda reflected the Decent Homes position as at March 2007. <p>The Board asked officers to ensure that clear and consistent messages on continuation of the Decent Homes Programme were given to all stakeholders.</p>		
<p>7. Hackney Homes Board Resolution: Appointment of Baker Tilly UK Audit LLP (external auditors)</p>	<p>The Board noted the report and agreed to appoint Baker Tilly UK Audit LLP as successor auditors.</p>	<p>NI</p>	
<p>8. Devolution of Procurement Responsibility to Hackney Homes</p>	<p>Neil Isaac explained that this report:</p> <ul style="list-style-type: none"> • was concerned with Board Member / senior manager responsibilities; • outlined the responsibilities for both Board Members and senior managers. <p>Neil Isaac confirmed that he was Chair of the Hackney Homes Procurement Board.</p> <p>The Board noted the report and approved the recommendations as set out in the report.</p> <p>Sharon Patrick, Samantha Lloyd and Karen Alcock were to submit their written resolution decisions associated with this item to Neil Isaac / The Governance Team</p>	<p>NI</p> <p>SP, SL, KA</p>	<p>Ongoing</p> <p>By 1st May 07</p>



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<p>9. Date of Next Board Meeting / Any Other Business</p>	<p>Monday 4th June 2007 at 6.30pm, Christopher Addison House, 72 Wilton Way, Hackney E8 1BJ. Agreed.</p> <p>Any Other Business – Mr Brian Marsh thanked Ms Samantha Simms, Hackney Homes' Interim Governance Officer, for all her hard work.</p>		
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Signed as a true record of this meeting _____ Chair Dated _____